

096.0

0002

0012.0

Map

Block

Lot

1 of 1

Residential

CARD

ARLINGTON

APPRAISED:

Total Card / Total Parcel

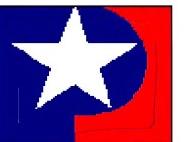
970,300 / 970,300

USE VALUE:

970,300 / 970,300

ASSESSED:

970,300 / 970,300



PROPERTY LOCATION

No	Alt No	Direction/Street/City
86		FALMOUTH RD W, ARLINGTON

OWNERSHIP

Unit #:

Owner 1: MURRAY LAURENCE D-ETAL	
Owner 2: MURRAY BETH L	
Owner 3:	

Street 1: 86 FALMOUTH ROAD WEST

Street 2:

Twn/City: ARLINGTON

St/Prov: MA Cntry: Own Occ: Y

Postal: 02474 Type:

PREVIOUS OWNER

Owner 1:

Owner 2:

Street 1:

Twn/City:

St/Prov: Cntry:

Postal:

NARRATIVE DESCRIPTION

This parcel contains 8,580 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1924, having primarily Wood Shingle Exterior and 2376 Square Feet, with 1 Unit, 3 Baths, 0 3/4 Bath, 0 HalfBath, 8 Rooms, and 5 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo	2	Above Stree
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		8580		Sq. Ft.	Site		0	70.	0.79	4									474,180						474,200	

IN PROCESS APPRAISAL SUMMARY

Legal Description							User Acct
							62826
							GIS Ref
							GIS Ref
							Insp Date
							11/16/18

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	496,000	0	8,580.	474,200	970,200	970,200	Year End Roll	12/18/2019
2019	101	FV	368,300	0	8,580.	474,200	842,500	842,500	Year End Roll	1/3/2019
2018	101	FV	369,100	0	8,580.	406,400	775,500	775,500	Year End Roll	12/20/2017
2017	101	FV	369,100	0	8,580.	379,300	748,400	748,400	Year End Roll	1/3/2017
2016	101	FV	369,100	0	8,580.	325,200	694,300	694,300	Year End	1/4/2016
2015	101	FV	358,200	0	8,580.	291,300	649,500	649,500	Year End Roll	12/11/2014
2014	101	FV	358,200	0	8,580.	269,600	627,800	627,800	Year End Roll	12/16/2013
2013	101	FV	358,200	0	8,580.	257,100	615,300	615,300		12/13/2012

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
	18478-126		8/1/1987		90,000	No	No	A	

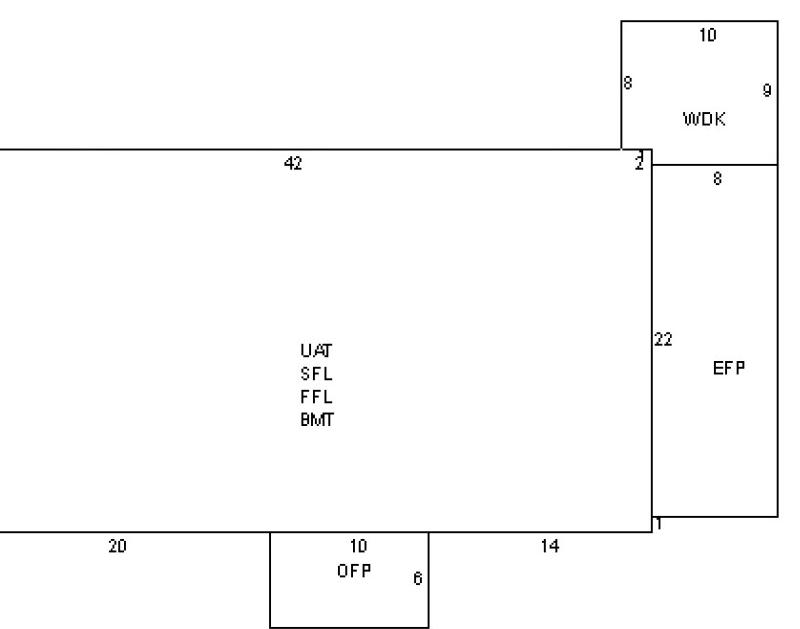
BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
11/12/2014	1551	Wood Dec	5,600					8 x 6 deck on sout
11/10/2014	1526	Wood Dec	6,300					Build new deck.
10/18/2013	1550	Manual	1,700	C				
12/10/2012	1631	Shed	4,200	C				
12/3/2003	1041	Renovate	32,000	C		G6	GR FY06	REDO KIT & 1/2 BTH

ACTIVITY INFORMATION

Date	Result	By	Name
11/16/2018	MEAS&NOTICE	CC	Chris C
1/29/2014	Info Fm Prmt	EMK	Ellen K
4/11/2013	Info Fm Prmt	MM	Mary M
6/29/2005	Permit Visit	BR	B Rossignol
11/8/1999	Mailer Sent		
10/18/1999	Measured	256	PATRIOT
8/21/1991		KT	

Sign: VERIFICATION OF VISIT NOT DATA _____ / _____ / _____

EXTERIOR INFORMATION				BATH FEATURES				COMMENTS				SKETCH																																																																																																																			
Type: 6 - Colonial	2A - 2 Sty +Attic	(Liv) Units: 1	Total: 1	Full Bath: 2	Rating: Good	A Bath: 1	Rating: Very Good	3/4 Bath:	Rating:	A 3QBth:	Rating:	1/2 Bath:	Rating:	A HBth:	Rating:	OthrFix:	Rating:																																																																																																														
Foundation: 1 - Concrete	Frame: 1 - Wood	Prime Wall: 1 - Wood Shingle	Sec Wall:																																																																																																																												
Roof Struct: 2 - Hip	Roof Cover: 1 - Asphalt Shgl	Color: GREY	View / Desir:	Kits: 1	Rating: Very Good	A Kits:	Rating:	Fpl:	Rating:	WSFlue:	Rating:	1st Res Grid	Desc: Line 1	# Units: 1	10 8 WDK	10 8 WDK																																																																																																															
GENERAL INFORMATION				OTHER FEATURES				Level	FY LR DR D K FR RR BR FB HB L O	Other	Upper	Lvl 2	Lvl 1	Lower	24																																																																																																																
Grade: B- - Good (-)	Year Blt: 1924	Eff Yr Blt:	Alt LUC:	Floor:	% Own:	Name:	Total Units:	Totals	RMS: 8	BRs: 5	Baths: 2	HB	UAT SFL FFL BMT	22	EFP																																																																																																																
Const Mod:	Lump Sum Adj:	DEPRECIATION		CONDOS INFORMATION				Exterior:	No Unit	RMS	BRs	FL	20	10 OFF	14																																																																																																																
Avg Ht/FL: STD				Phys Cond: GD - Good	18.	%	Functional:	1	8	5																																																																																																																					
Prim Int Wall: 2 - Plaster				Economic:	%	%	Additions:																																																																																																																								
Sec Int Wall:				Special:	%	%	Kitchen:																																																																																																																								
Partition: T - Typical				Override:	%	%	Baths:																																																																																																																								
Prim Floors: 3 - Hardwood				Total:	18.6	%	Plumbing:																																																																																																																								
Sec Floors:							Electric:																																																																																																																								
Bsmnt Flr: 12 - Concrete							Heating:																																																																																																																								
Subfloor:							General:																																																																																																																								
Bsmnt Gar: 1																																																																																																																															
Electric: 3 - Typical																																																																																																																															
Insulation: 2 - Typical																																																																																																																															
Int vs Ext: S																																																																																																																															
Heat Fuel: 1 - Oil																																																																																																																															
Heat Type: 3 - Forced H/W																																																																																																																															
# Heat Sys: 1	% Heated: 100	% AC:	Solar HW: NO	NBHD Inf: 1.00000000																																																																																																																											
% Com Wall		% Sprinkled:		NBHD Mod:																																																																																																																											
MOBILE HOME				Basic \$ / SQ: 125.00	Size Adj.: 1.14715910	Const Adj.: 1.00989902	Adj \$ / SQ: 144.814	Other Features: 113500	Grade Factor: 1.21	NBHD Inf: 1.00000000	WtAv\$/SQ:	AvRate:	Ind.Val																																																																																																																		
				LUC Factor: 1.00	Adj Total: 609433	Depreciation: 113354	Final Total: 496078	Juris. Factor: 1.00	Before Depr: 175.23	Special Features: 0	Val/Su Net: 132.08	Final Total: 496100	Val/Su SzAd: 234.90																																																																																																																		
SPEC FEATURES/YARD ITEMS				PARCEL ID	096.0-0002-0012.0																																																																																																																										
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod JFact	Juris. Value																																																																																																														
2	Frame Shed	D	Y		18X10	A	AV	2000	0.00	T	15.2	101																																																																																																																			
More: N	Total Yard Items:					Total Special Features:								Total:																																																																																																																	
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